



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE July 15, 2005 EFFECTIVE DATE July 30, 2005	CONTACT/PHONE Josh LeBombard (805) 781-1431	APPLICANT Robert and Elaine Cooper	FILE NO. DRC2004-00214
SUBJECT A request by ROBERT AND ELAINE COOPER for a Minor Use Permit to allow for an equestrian facility and farm support quarters. The equestrian facility will use an existing 2,000 square foot arena, round pen, and a 4,224 square foot barn with 4 stalls. It will accommodate approximately 4-8 open ranged horses and 4 boarded horses. The 762 square foot farm support quarters will be built within the existing barn, and will not result in any site disturbance. The proposed project is within the Agricultural land use category and is located at 3770 Geneseo Road approximately 4 miles east of the city of Paso Robles in the El Pomar planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00214 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on June 16, 2005.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 035-041-033	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Chapter 22.94.040 <i>Does the project meet applicable Planning Area Standards: Yes- See Discussion</i>			
LAND USE ORDINANCE STANDARDS: None <i>Does the project conform to the Land Use Ordinance Standards: None applicable</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 30, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Residence, two barns, arena			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North: Agriculture/ Vineyard, grazing</i> <i>South: Agriculture/ Grazing, residence</i> <i>East: Agriculture/Horse Breeding, residence</i> <i>West: Agriculture/Vineyard, tasting room</i>			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Ag Commissioner, CDF, Regional Water Quality Control Board	
TOPOGRAPHY: Level to moderate sloping	VEGETATION: Grassland, Oak trees
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: CDF	ACCEPTANCE DATE: May 11, 2005

DISCUSSION

PLANNING AREA STANDARDS:

Chapter 22.94.040.D.1- Protection of Productive Agricultural Land. For projects requiring discretionary approval on irrigated lands or dry farm lands (as defined in the Agriculture and Open Space Element), new buildings, structures and roads shall be located on the least productive area of the property or closest to access roads, so that development does not diminish the utility of farm fields, unless the discretionary review shows there is no practical alternative for siting the proposed improvements.

This project is using existing development. No new disturbance will result from this project; therefore the project complies with the Planning Area Standard.

LAND USE ORDINANCE STANDARDS:

None Applicable

COMMUNITY ADVISORY GROUP COMMENTS:

Public Works- Recommends approval
Ag Commissioner-Less than significant impact
CDF – None received
Regional Water Quality Control Board- None received

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project will be using existing development and no new disturbance will take place as a result of it.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Geneseo Road, a collector road constructed to a level able to handle any additional traffic associated with the project

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. An equestrian facility using an existing 2,000 square foot arena, round pen, and a 4,224 square foot barn with 4 stalls; and
 - b. A 762 square foot farm support quarters, to be built within the existing barn. Construction permits are required to construct the farm support quarters within the existing barn.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

5. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

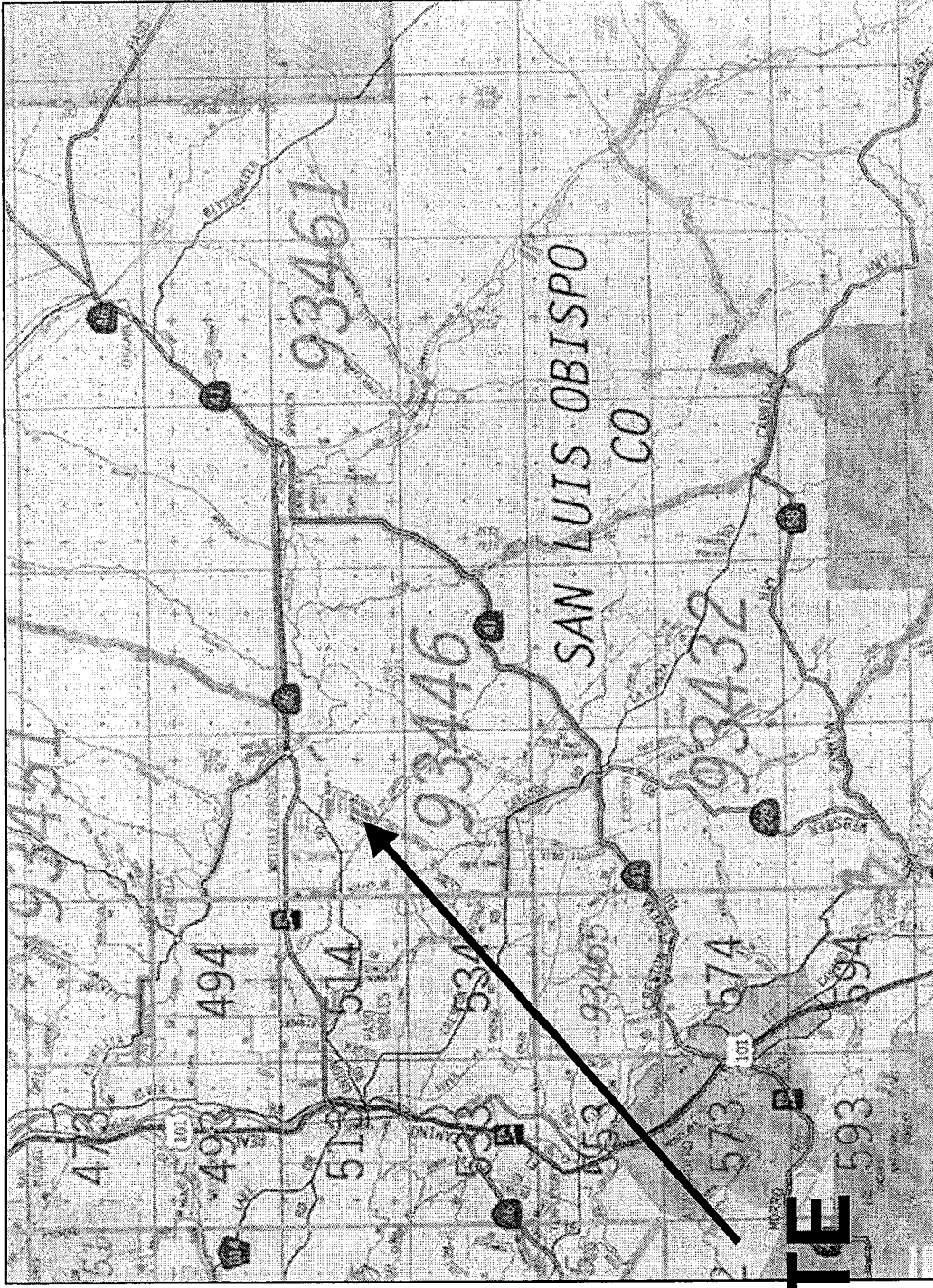
6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

7. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
8. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

9. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
10. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



SITE

PROJECT

Minor Use Permit
Cooper DRC 2004-00214

EXHIBIT

Vicinity Map





SITE

PROJECT

Minor Use Permit
Cooper DRC 2004-00214

EXHIBIT

Land Use Category Map



